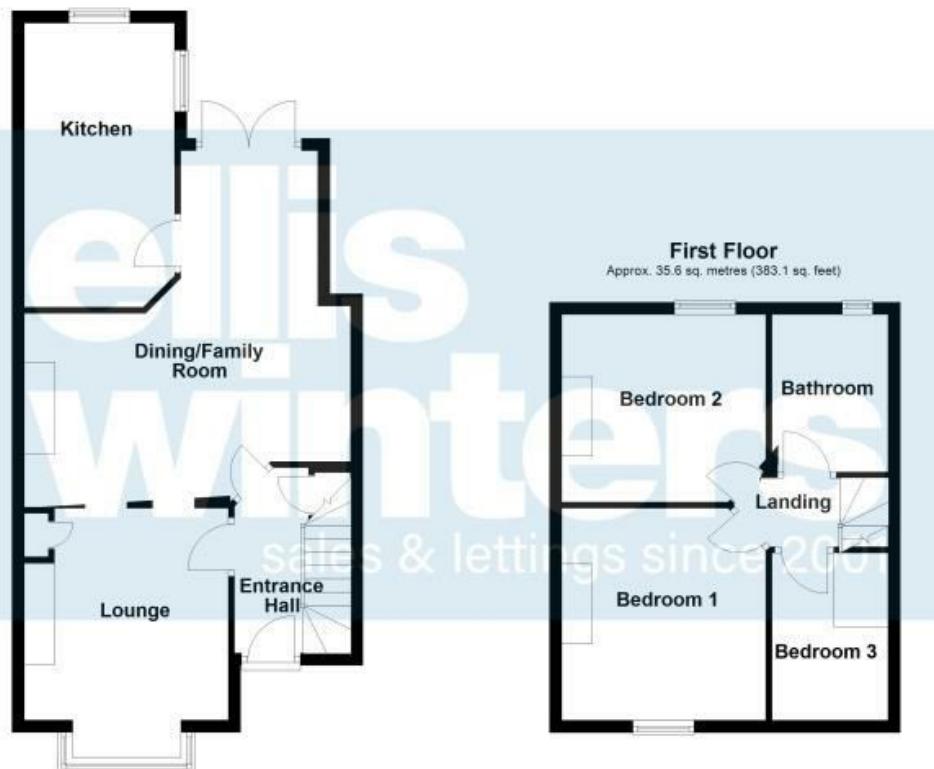


Ground Floor

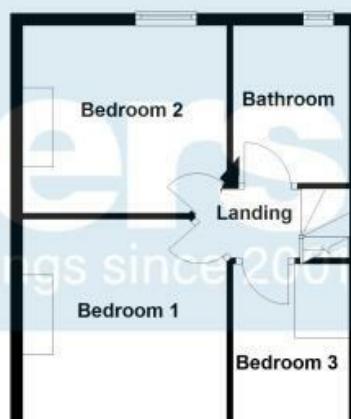
Approx. 51.9 sq. metres (558.6 sq. feet)



Total area: approx. 87.5 sq. metres (941.9 sq. feet)

First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)

**Ground Floor****Entrance Hall****Lounge**

3.47m (11'5") x 3.34m (10'11")

Dining/Family Room

5.75m (18'11") x 5.34m (17'6")

Kitchen

4.65m (15'3") x 2.34m (7'8")

First Floor**Landing****Bedroom 1**

3.47m (11'5") x 3.34m (10'11")

Bedroom 2

3.34m (10'11") x 3.07m (10'1")

Bedroom 3

2.74m (9') x 1.92m (6'4")

Four Piece Bathroom**Outside**

To the front is an enclosed garden. To the rear of the property is a generous, enclosed south facing garden laid mainly to lawn with mature trees, shrubs, and hedged borders, there is a paved patio and gravelled seating area, an arbour, a decked area with feature pergola, a timber feature bridge, and a garden shed.

Further Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

Agents Note: There is a right of access to the rear of the property that is a gated historical footpath. It is maintained but rarely used by the residents.

The loft space was part converted by a previous owner and offers further potential. There is a Velux window in situ, however planning permissions and further approvals would be needed for a full conversion

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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**£265,000****High Street**

Somersham, Cambridgeshire, PE28 3EH

PROPERTY SUMMARY

A well-presented extended, Victorian terrace home in the heart of a popular village location. This superb property is within walking distance of amenities, schools, and public transport links. This home features a lounge with feature bay window, a generous dining/family room, and a kitchen. There are three bedrooms, and a modern four-piece bathroom. Outside the property is a generous south facing rear garden. Offered with no onward chain, a viewing comes highly recommended.

3



1



2

